

**Florida EnergySecure Line
St. Lucie County Public Information Meeting
September 30, 2009
Questions from the Public and FPL Responses**

The following is a summary of public questions/comments made at or subsequent to the public informational meeting held in the St. Lucie County Commission Chambers, Wednesday, September 30, 2009. Approximately 25 members of the public attended the meeting which also included a representative of FDEP and several representatives of FPL along with County staff.

1. As the proposed pipeline will pass mostly through agricultural land in western St Lucie County, many of the attendees were land owners and/or their representatives. Concern was raised about the future restrictions on the use of property once the gas line is installed. Several property owners were concerned about the difficulties accessing their groves, fields and property during the construction process. Similarly, questions were asked about the length and time that fields, groves, and properties would be difficult to access during construction. Property owners were voiced concern that once the pipeline is installed, that the corridor would become unusable for agriculture.

FPL Response:

FPL will work with appropriate regulatory agencies and local landowners to facilitate construction in a manner compatible with current land uses and the landowners' management objectives.

FPL ROWs are frequently used for other purposes compatible with the operation and maintenance of pipelines. Multiple uses of a pipeline ROW typically include grazing, row-crop farming, some agricultural operations, controlled landscaping, recreational uses such as hiking/biking trails. Deeply rooted vegetation and structures would not be allowed in the permanent ROW. In most cases, FPL obtains an easement for the construction, maintenance, and operation of its pipeline, as well as the rights of ingress and egress to that line, from another party who retains the fee-simple interest in the property.

Typical pipeline construction would take approximately 60 to 90 days per mile of laid pipe. FPL will employ personnel to inspect construction activities for compliance with applicable regulations and the conditions of certification.

2. Following on the above comment and questions, affected property owners wanted to better understand the timing and process for negotiating use of their property for the pipeline. They also wanted to better understand the schedule for finally determining where the pipeline will actually be located and will the public get a chance to have input once the final route is selected.

FPL Response:

FPL would accept any of the four proposed corridors in St. Lucie County (one preferred and three secondary). After certification of a 1/3 mile wide corridor, the temporary ROW (approximately 100 feet) and permanent ROW (approximately 50 feet) will be identified within that corridor.

The way the corridor will be selected from the various options in this area is based on input from the public and St. Lucie County and a recommendation from the Administrative Law Judge who

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will hold a portion of the certification hearing in St. Lucie County. Residents will have an opportunity to provide comment at the hearing.

Prior to acquisition of rights, FPL will first be in touch with landowners to conduct field surveys so we can identify the exact location of the ROW within the proposed corridor. Currently, FPL expects to initiate field surveys in late 2010. Following completion of surveys and prior to construction (currently planned to commence in late 2012), FPL will contact landowners regarding acquisition of necessary rights.

3. A specific question was asked as to why FPL would propose a corridor other than using the turnpike right-of-way (in the north County area) and the existing right-of-way and/or easements underneath the power line in the rest of the County.

FPL Response:

Secondary corridors were identified in several locations (Bradford County, Volusia County, Brevard County, St. Lucie County) along the proposed corridor as localized variations of the corridor.

Specifically in St. Lucie County, a preferred and three secondary corridors were included in the application. Section 3 of the application states:

The three St. Lucie secondary corridors (A, B, and C) begin at approximately MP 234 in St. Lucie County. During the siting of the preferred corridor, FPL chose to deviate from the existing FPL 500 kV / 240 kV transmission line that is collocated with the Florida Turnpike to avoid a large wetland area that is traversed by this transmission line. Upon further review and input from St. Lucie County and surrounding landowners, FPL chose three additional secondary corridors in this area for inclusion in the NGPSA Application. St. Lucie secondary corridor A is collocated with the existing FPL 500 kV / 240 kV transmission line [and the Turnpike]. St. Lucie secondary corridor B follows the preferred corridor to approximately MP 238 and then turns east and follows local roads until it joins St. Lucie secondary corridor A at approximate MP SLA 5. The St. Lucie secondary corridor C follows St. Lucie secondary corridor B to approximate MP SLB 2 before following another local road to the south. Secondary corridor C then turns east at Orange Avenue and follows Orange Avenue until it meets with the preferred corridor.

FPL would accept any of the four proposed corridors (one preferred and three secondary).

4. A question was asked about the effect and/or harm that placement of the pipeline on or adjacent to a property will have on property values?

FPL Response:

FPL believes there is no impact to property value as the pipe is underground.

5. How will FPL monitor and maintain the pipeline once it's installed? How will a property owner be notified if FPL plans to come on the property to do inspections or maintenance?

FPL Response:

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FPL will use a Supervisory Control and Data Acquisition (SCADA) System to monitor the pipeline on a 24/7 basis. This system will allow FPL to monitor real-time flow and pressure conditions.

Monitoring is addressed in Section 2.7.2 of the Application, which states:

FPL will institute a comprehensive operations and maintenance program for the proposed facilities similar to other pipelines currently within the FPL system and in accordance with USDOT pipeline safety regulations. To the extent the final ROW is within the existing FPL electrical transmission ROW, the risk of unauthorized digging and other potential disturbances to the pipeline would be significantly reduced.

FPL's operations and maintenance program includes: a comprehensive corrosion control program utilizing state of the art inline inspection tools; leak inspection surveys that include regularly scheduled aerial and ground patrols of the pipeline ROW; and participation in the existing Sunshine State One-Call of Florida system. The One-Call of Florida system allows anyone planning excavation activities to call a single number to alert all utilities, and thus prevent unintentional contact with the pipeline. Additionally, FPL representatives will visit any construction site close to the pipeline and mark the location identifying the existence of FPL's underground facilities. They also remain on site during any excavation activity within the pipeline ROW.

- 6. One owner of a large property raised concern that having the pipeline on or adjacent to their property will experience a disproportionate share of burden because construction activity and future restrictions will be greater.**

FPL Response:

FPL will work with local landowners to facilitate construction in a manner compatible with current land uses and the landowners' management objectives.

FPL ROWs are frequently used for other purposes compatible with the operation and maintenance of pipelines. Multiple uses of a pipeline ROW typically include grazing, row-crop farming, some agricultural operations, controlled landscaping, recreational uses such as hiking/biking trails. Deeply rooted vegetation and structures would not be allowed in the permanent ROW.

Landowners will be fairly compensated for temporary or permanent use of land.

- 7. A question was asked about if an alternate or secondary corridor route is selected through some portion of the County after the primary corridor is chosen – would that alternate corridor receive the same scrutiny as the originally selected route?**

FPL Response:

In the NGPSA Application, FPL has proposed a preferred and three secondary corridors in St. Lucie County. All four corridors will receive the same level of scrutiny.

- 8. A specific concern has been raised regarding an existing berm & vegetation (large native pines) located along the west side towards the southern end of Carlton Rd. A**

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request has been made by a potentially affected property owner that the berm and screening vegetation be left alone. The berm & vegetation serve as an important buffer from the groves and power poles. This area may be out of FPL's right of way anyway. See attached map.

FPL Response:

Based on initial field reconnaissance, we do not expect to affect the berm along Carlton Road. FPL will contact the landowners at the time of field surveys to ensure that they can provide input to the design engineers.